

# **Executive Summary Report**

## **Characteristics Based Market Adjustment for 2002 Assessment Roll**

**Area Name / Number:** Ravenna / University District Area 44

**Previous Physical Inspection:** 2000

### **Sales - Improved Summary:**

Number of Sales: 386

Range of Sale Dates: 1/2000 - 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2001 Value</b>	\$170,400	\$141,600	\$312,000	\$337,700	92.4%	9.73%
<b>2002 Value</b>	\$178,700	\$155,800	\$334,500	\$337,700	99.1%	9.20%
<b>Change</b>	+\$8,300	+\$14,200	+\$22,500		+6.7%	-0.53%
<b>% Change</b>	+4.9%	+10.0%	+7.2%		+7.3%	-5.45%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.53% and -5.45% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

### **Population - Improved Parcel Summary Data:**

	Land	Imps	Total
<b>2001 Value</b>	\$174,300	\$137,200	\$311,500
<b>2002 Value</b>	\$182,800	\$151,700	\$334,500
<b>Percent Change</b>	+4.9%	+10.6%	+7.4%

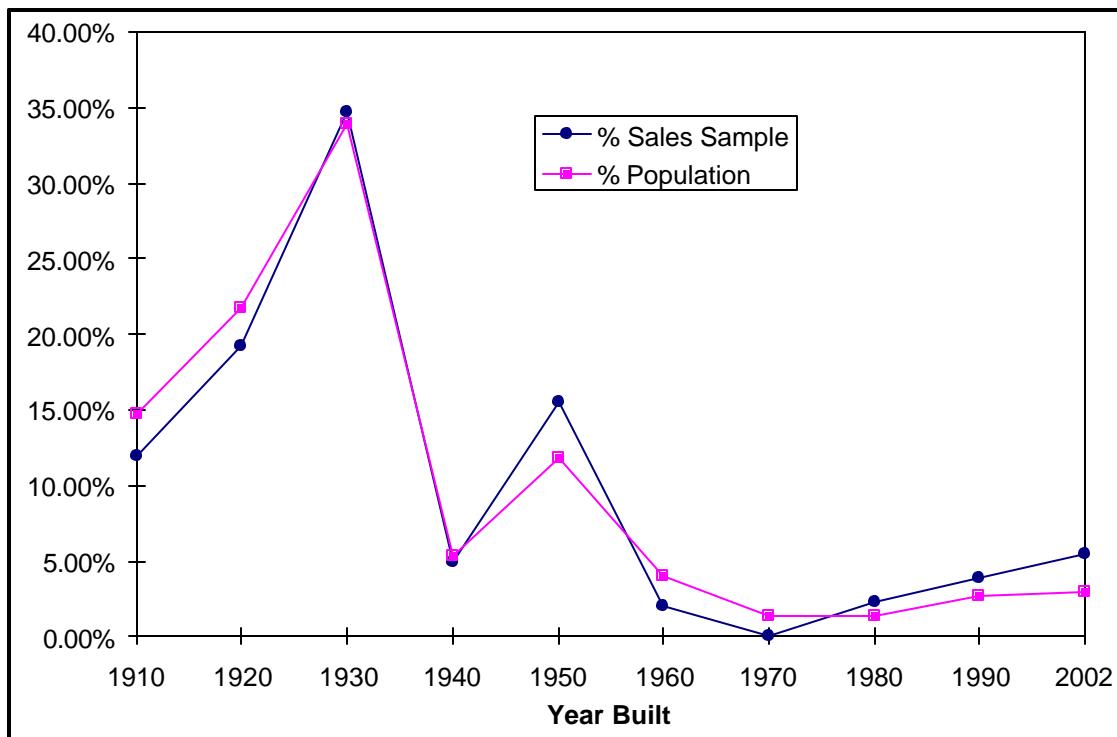
Number of improved Parcels in the Population: 4036

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses with smaller above grade living area in good condition needed less of an upward adjustment and houses with smaller above grade living area and in average condition were at a lower assessment level than other parcels and need a greater upward adjustment. House built between 1911 and 1930 were at a lower assessment level and need a greater upward adjustment. This model corrects for these strata differences.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

## ***Sales Sample Representation of Population - Year Built***

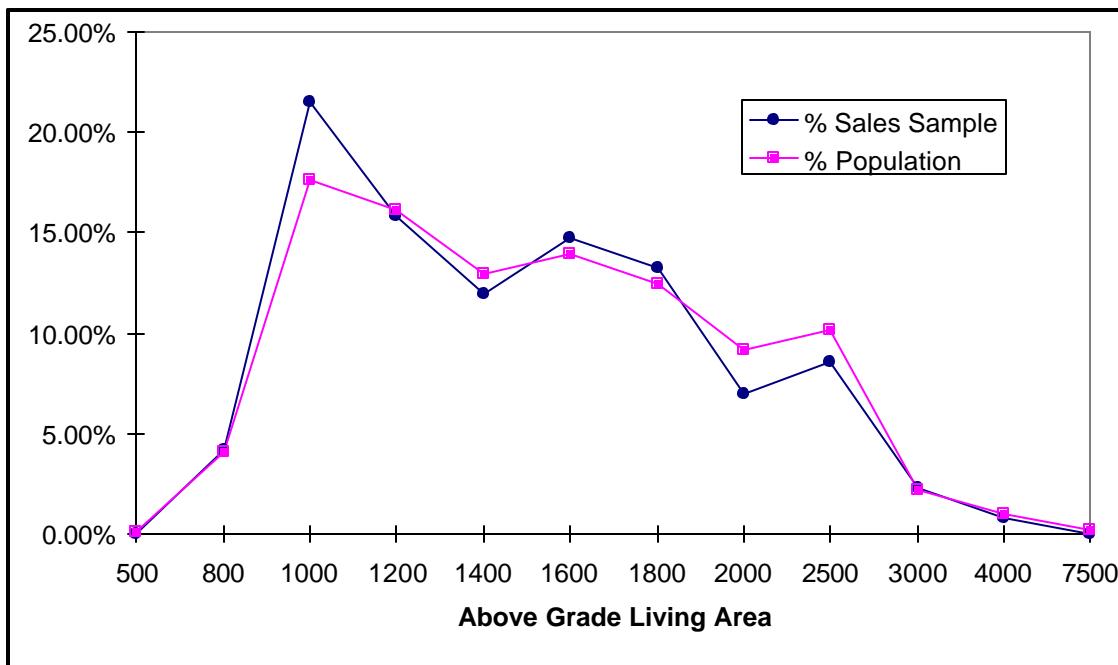
<b>Sales Sample</b>			<b>Population</b>		
Year Built	Frequency	% Sales Sample	Year Built	Frequency	% Population
1910	46	11.92%	1910	597	14.79%
1920	74	19.17%	1920	877	21.73%
1930	134	34.72%	1930	1371	33.97%
1940	19	4.92%	1940	215	5.33%
1950	60	15.54%	1950	475	11.77%
1960	8	2.07%	1960	163	4.04%
1970	0	0.00%	1970	57	1.41%
1980	9	2.33%	1980	53	1.31%
1990	15	3.89%	1990	111	2.75%
2002	21	5.44%	2002	117	2.90%
	386			4036	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

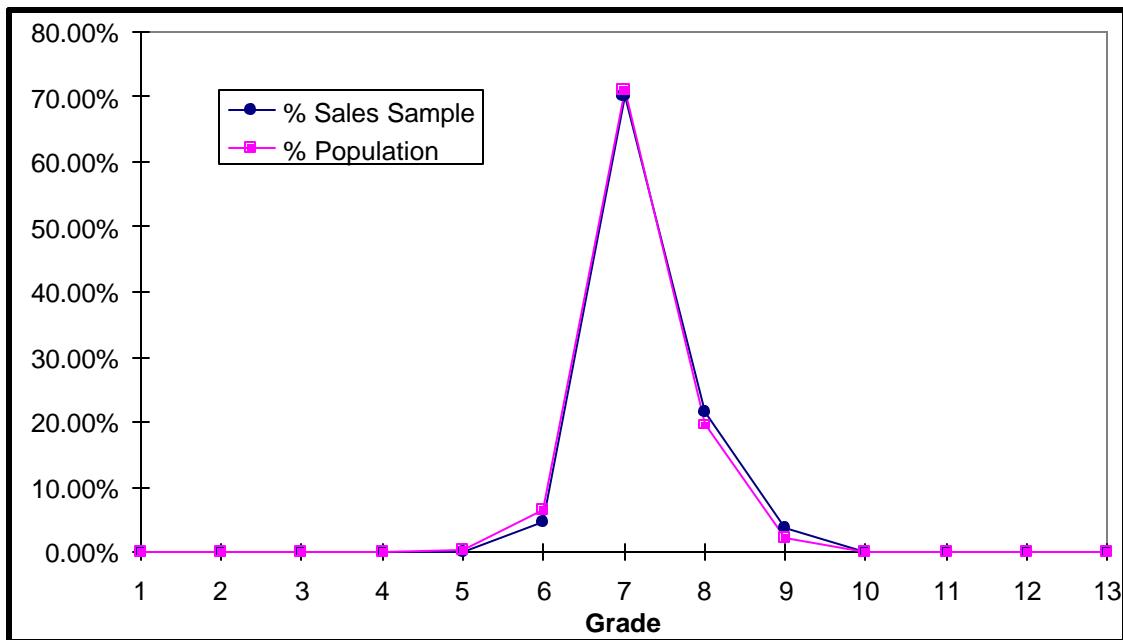
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	3	0.07%
800	16	4.15%	800	166	4.11%
1000	83	21.50%	1000	712	17.64%
1200	61	15.80%	1200	649	16.08%
1400	46	11.92%	1400	521	12.91%
1600	57	14.77%	1600	563	13.95%
1800	51	13.21%	1800	503	12.46%
2000	27	6.99%	2000	371	9.19%
2500	33	8.55%	2500	410	10.16%
3000	9	2.33%	3000	87	2.16%
4000	3	0.78%	4000	42	1.04%
7500	0	0.00%	7500	9	0.22%
	386			4036	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

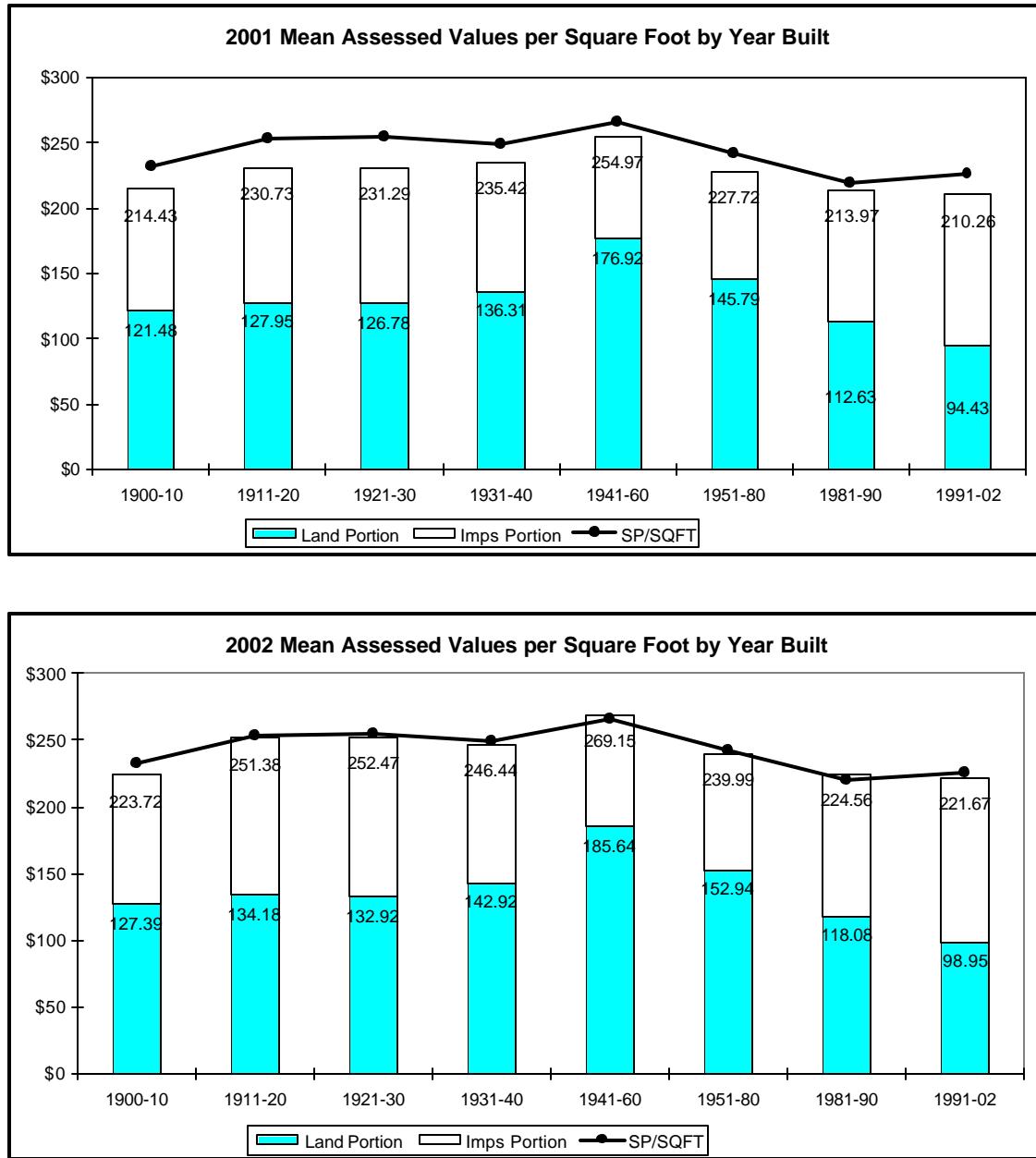
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	20	0.50%
6	18	4.66%	6	260	6.44%
7	271	70.21%	7	2867	71.04%
8	83	21.50%	8	790	19.57%
9	14	3.63%	9	91	2.25%
10	0	0.00%	10	6	0.15%
11	0	0.00%	11	2	0.05%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		386			4036



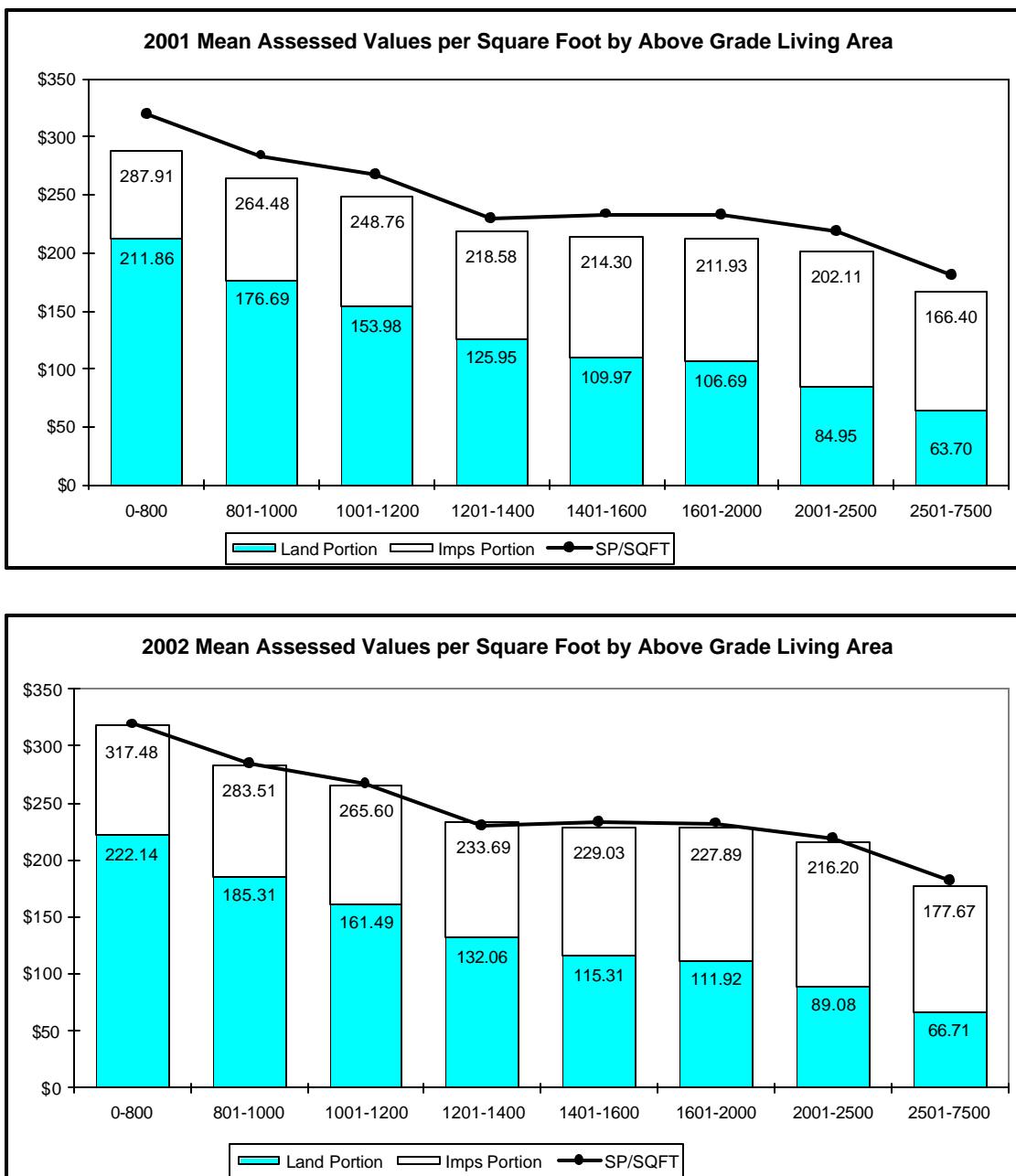
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2001 and 2002 Per Square Foot Values  
by Year Built**



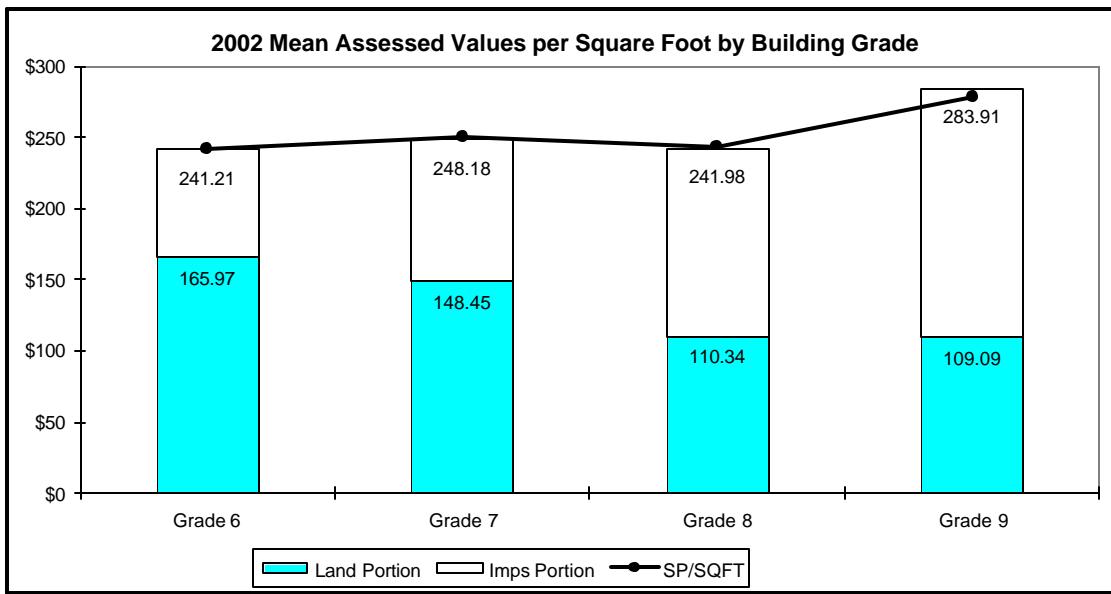
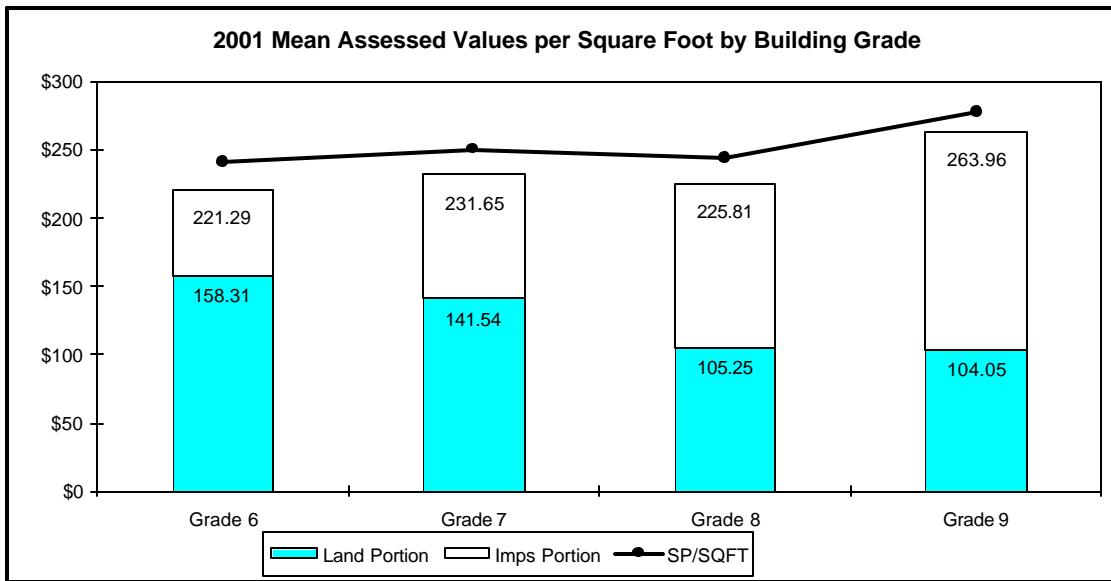
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**Comparison of 2001 and 2002 Per Square Foot Values  
by Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

## ***Land update***

There were no usable vacant land sales available in the area. The land adjustment was derived from the overall adjustment to the improved sales sample. This resulted in an overall 4.9% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

2002 Land Value = 2001 Land Value \* 1.05, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

*With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 386 usable residential sales in the area.*

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis revealed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses with smaller above grade living area in good condition needed less of an upward adjustment and houses with smaller above grade living area and in average condition were at a lower assessment level than other parcels and need a greater upward adjustment. House built between 1911 and 1930 were at a lower assessment level and need a greater upward adjustment. This model corrects for these strata differences.

The derived adjustment formula is:

**2002 Total Value = 2001 Total Value / ((0.9536759) + (-0.04979008 for Houses in Average Condition w/ AGLA <1000 sq ft) + (0.04984978 for Houses in Good condition w/ AGLA > 799 & < 1000 sq ft) + (-0.0307404 for Houses Built or Renovated between 1911 and 1920) + (-0.03672331 for Houses Built or Renovated between 1921 and 1930))**

The resulting total value is rounded down to the next \$1,000, *then*:

**2002 Improvements Value = 2002 Total Value minus 2002 Land Value**

An explanatory adjustment table is included in this report.

*Other:*

- If multiple houses exist on a parcel, the model is applied to the principal improvement.
- If “accessory improvements only”, then the overall improvement percent change as indicated by the sales sample is used to arrive at a new total value. (2002 Land Value + Previous Improvement Value \* 1.10).
- Residential properties located on commercially zoned land will be valued at 2001 total value x 1.0.

### **Mobile Home Update**

There are no Mobile Homes in this area

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 44 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

4.86%

### Average Condition AGLA

<1000 sq ft

Yes

% Adjustment

5.78%

### Good Condition AGLA

>799 & <1000 Sq Ft

Yes

% Adjustment

-5.21%

### Year Built/Renovate 1911-1920

Yes

% Adjustment

3.49%

### Year Built/Renovate 1921-1930

Yes

% Adjustment

4.20%

### Comments

The 4.86% adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcels with a house built in 1915 in Good Condition with 900 square feet of Above Grade Living Area would approximately receive a 3.14% upward adjustment (4.86% - 5.21% + 3.49%). And parcels with a house built in 1926 in average condition with 900 square feet of Above Grade Living Area would approximately receive a 14.84% upward adjustment (4.86% + 4.20% + 5.78%).

Generally, houses with smaller above grade living area in good condition needed less of an upward adjustment and houses with smaller above grade living area and in average condition were at a lower assessment level than other parcels and need a greater upward adjustment. This model corrects for these strata differences.

33.2% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 44 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.991.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
6	18	0.920	0.997	8.4%	0.956	1.038
7	271	0.923	0.989	7.1%	0.978	1.000
8	83	0.923	0.989	7.1%	0.970	1.008
9	14	0.939	1.008	7.3%	0.962	1.053
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1910	46	0.918	0.959	4.5%	0.932	0.987
1911-1920	74	0.917	0.996	8.6%	0.976	1.016
1921-1930	134	0.911	0.993	9.1%	0.977	1.010
1931-1940	19	0.943	0.987	4.7%	0.942	1.032
1941-1950	59	0.960	1.013	5.4%	0.989	1.036
1951-1980	18	0.926	0.974	5.2%	0.921	1.027
1981-1990	15	0.958	1.005	4.9%	0.948	1.062
1991-2001	21	0.927	0.974	5.0%	0.944	1.004
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	5	0.927	0.997	7.5%	0.929	1.065
Average	214	0.917	0.988	7.8%	0.976	1.001
Good	147	0.932	0.991	6.3%	0.976	1.006
Very Good	20	0.927	1.000	7.9%	0.961	1.039
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	155	0.925	0.990	7.0%	0.975	1.004
1.5	156	0.916	0.987	7.7%	0.972	1.001
2	61	0.936	0.998	6.6%	0.972	1.024
2.5	6	0.936	1.003	7.2%	0.892	1.114
3	8	0.951	0.996	4.7%	0.954	1.037

## Area 44 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.991.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
<800	16	0.902	0.995	10.3%	0.948	1.041
800-999	80	0.931	0.998	7.2%	0.978	1.018
1000-1199	63	0.928	0.991	6.8%	0.970	1.012
1200-1399	45	0.959	1.024	6.8%	0.995	1.053
1400-1599	57	0.917	0.981	6.9%	0.954	1.007
1600-1999	80	0.912	0.980	7.5%	0.960	1.000
2000-2499	33	0.922	0.987	7.0%	0.956	1.017
2500-7500	12	0.918	0.980	6.7%	0.911	1.048
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	379	0.924	0.991	7.2%	0.982	1.000
Y	7	0.894	0.952	6.4%	0.890	1.013
Wft Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	386	0.924	0.990	7.2%	0.981	0.999
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	98	0.917	0.989	7.9%	0.970	1.008
4	230	0.932	0.994	6.7%	0.983	1.006
6	58	0.907	0.976	7.6%	0.951	1.000
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
<2500	10	0.992	1.049	5.7%	1.012	1.087
2500-2999	35	0.933	1.011	8.4%	0.984	1.038
3000-3499	44	0.913	0.983	7.6%	0.956	1.009
3500-3999	50	0.913	0.985	7.9%	0.958	1.012
4000-4499	107	0.920	0.987	7.3%	0.968	1.005
4500-4999	50	0.924	0.990	7.1%	0.965	1.014
5000-5499	30	0.915	0.975	6.6%	0.944	1.007
5500-5999	17	0.927	0.998	7.6%	0.950	1.046
6000-6499	29	0.955	1.005	5.2%	0.965	1.046
6500-7500	7	0.978	1.040	6.3%	0.955	1.125
7500-10000	7	0.880	0.932	5.9%	0.860	1.005

## Area 44 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.991.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

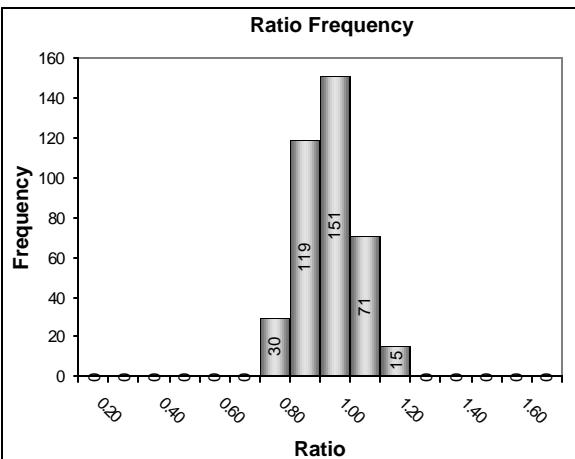
It is difficult to draw valid conclusions when the sales count is low.

Average Condition AGLA < 1000 Sq Ft	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	329	0.928	0.990	6.6%	0.980	1.000
Y	57	0.886	0.994	12.2%	0.970	1.018
Good Condition AGLA >799 & < 1000 Sq Ft	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	356	0.920	0.991	7.6%	0.981	1.000
Y	30	0.979	0.986	0.7%	0.952	1.020

# Annual Update Ratio Study Report (Before)

## 2001 Assessments

<b>District/Team:</b> NW / Team - 3	<b>Lien Date:</b> 01/01/2001	<b>Date of Report:</b> 7/31/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b>  Area 44 Ravenna / University Dist	<b>Appr ID:</b> JSAN	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
Sample size (n) 386 Mean Assessed Value 312,000 Mean Sales Price 337,700 Standard Deviation AV 86,037 Standard Deviation SP 99,277			
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio 0.932 Median Ratio 0.935 Weighted Mean Ratio 0.924			
<b>UNIFORMITY</b>			
Lowest ratio 0.706 Highest ratio: 1.189 Coefficient of Dispersion 7.93% Standard Deviation 0.091 Coefficient of Variation 9.73%			
<b>PRICE RELATED DIFFERENTIAL (PRD)</b>			
1.008			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.922 Upper limit 0.947			
<b>95% Confidence: Mean</b> Lower limit 0.923 Upper limit 0.941			
<b>SAMPLE SIZE EVALUATION</b>			
N (population size) 4036 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.091 <b>Recommended minimum:</b> 13 Actual sample size: 386			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 188 # ratios above mean: 198 z: 0.509			
<b>Conclusion:</b> Normal*			
<b>*i.e. no evidence of non-normality</b>			



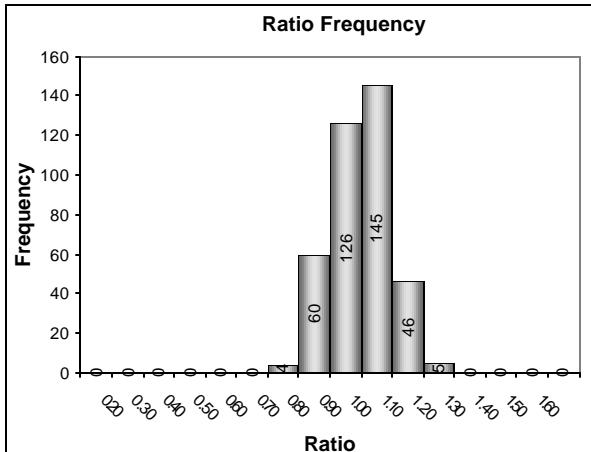
### COMMENTS:

Single Family Residences throughout area 44

# Annual Update Ratio Study Report (After)

## 2002 Assessments

<b>District/Team:</b> NW / Team 3	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 7/31/2002	<b>Sales Dates:</b> 1/2000 - 12/2001												
<b>Area</b>  Area 44 Ravenna / University Dist	<b>Appr ID:</b>  JSAN	<b>Property Type:</b>  Single Family Residences	<b>Adjusted for time?:</b>  No												
<b>SAMPLE STATISTICS</b>															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><i>Sample size (n)</i></td><td>386</td></tr> <tr><td><i>Mean Assessed Value</i></td><td>334,500</td></tr> <tr><td><i>Mean Sales Price</i></td><td>337,700</td></tr> <tr><td><i>Standard Deviation AV</i></td><td>92,299</td></tr> <tr><td><i>Standard Deviation SP</i></td><td>99,277</td></tr> </table>				<i>Sample size (n)</i>	386	<i>Mean Assessed Value</i>	334,500	<i>Mean Sales Price</i>	337,700	<i>Standard Deviation AV</i>	92,299	<i>Standard Deviation SP</i>	99,277		
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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><i>Lowest ratio</i></td><td>0.784</td></tr> <tr><td><i>Highest ratio:</i></td><td>1.229</td></tr> <tr><td><i>Coefficient of Dispersion</i></td><td>7.50%</td></tr> <tr><td><i>Standard Deviation</i></td><td>0.092</td></tr> <tr><td><i>Coefficient of Variation</i></td><td>9.20%</td></tr> <tr><td><i>Price Related Differential (PRD)</i></td><td>1.008</td></tr> </table>				<i>Lowest ratio</i>	0.784	<i>Highest ratio:</i>	1.229	<i>Coefficient of Dispersion</i>	7.50%	<i>Standard Deviation</i>	0.092	<i>Coefficient of Variation</i>	9.20%	<i>Price Related Differential (PRD)</i>	1.008
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<i>Upper limit</i>	1.008														
<b>SAMPLE SIZE EVALUATION</b>															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><i>N (population size)</i></td><td>4036</td></tr> <tr><td><i>B (acceptable error - in decimal)</i></td><td>0.05</td></tr> <tr><td><i>S (estimated from this sample)</i></td><td>0.092</td></tr> <tr><td><i>Recommended minimum:</i></td><td>13</td></tr> <tr><td><i>Actual sample size:</i></td><td>386</td></tr> <tr><td><i>Conclusion:</i></td><td>OK</td></tr> </table>				<i>N (population size)</i>	4036	<i>B (acceptable error - in decimal)</i>	0.05	<i>S (estimated from this sample)</i>	0.092	<i>Recommended minimum:</i>	13	<i>Actual sample size:</i>	386	<i>Conclusion:</i>	OK
<i>N (population size)</i>	4036														
<i>B (acceptable error - in decimal)</i>	0.05														
<i>S (estimated from this sample)</i>	0.092														
<i>Recommended minimum:</i>	13														
<i>Actual sample size:</i>	386														
<i>Conclusion:</i>	OK														
<b>NORMALITY</b>															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><i>Binomial Test</i></td><td></td></tr> <tr><td><i># ratios below mean:</i></td><td>190</td></tr> <tr><td><i># ratios above mean:</i></td><td>196</td></tr> <tr><td><i>Z:</i></td><td>0.305</td></tr> <tr><td><i>Conclusion:</i></td><td>Normal*</td></tr> </table>				<i>Binomial Test</i>		<i># ratios below mean:</i>	190	<i># ratios above mean:</i>	196	<i>Z:</i>	0.305	<i>Conclusion:</i>	Normal*		
<i>Binomial Test</i>															
<i># ratios below mean:</i>	190														
<i># ratios above mean:</i>	196														
<i>Z:</i>	0.305														
<i>Conclusion:</i>	Normal*														
<i>*i.e. no evidence of non-normality</i>															



**COMMENTS:**

Single Family Residences throughout area 44

Both assessment level and uniformity have been improved by application of the recommended values.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Sales Available for Annual Update Analysis**  
**Area 44**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	010300	0245	11/1/00	575000	2300	800	8	1927	4	6498	N	N	2264 NE 60TH ST
1	092504	9259	5/22/01	270000	1460	0	7	1926	3	4244	N	N	6229 25TH AV NE
1	092504	9287	12/26/01	262500	1330	0	7	1926	3	3034	N	N	6253 25TH AV NE
1	092504	9303	12/11/01	236000	1380	360	7	1926	3	3050	N	N	2415 NE 65TH ST
1	168140	0015	12/20/01	347450	1750	300	7	1924	4	3560	N	N	6205 RAVENNA AV NE
1	168140	0110	36962	495000	1520	680	7	1919	5	4275	N	N	2016 NE 61ST ST
1	168140	0265	7/23/01	475000	1670	640	8	1927	3	3600	N	N	2114 NE 61ST ST
1	179750	0055	8/31/01	335000	1740	0	7	1909	3	4000	N	N	1402 NE 63RD ST
1	179750	0080	36581	335000	1770	0	8	1919	3	4400	N	N	6330 14TH AV NE
1	179750	0105	5/24/00	317000	1090	250	8	1918	3	4480	N	N	6329 14TH AV NE
1	179750	0110	11/22/00	295000	950	0	7	1917	3	4480	N	N	6325 14TH AV NE
1	179750	0245	11/30/01	339000	1710	0	7	1922	4	4000	N	N	1325 NE 63RD ST
1	179750	0260	3/7/00	390000	1860	0	7	1918	4	4000	N	N	1315 NE 63RD ST
1	179750	0265	11/28/00	470000	1840	980	8	1918	5	4000	N	N	1309 NE 63RD ST
1	179750	0380	8/30/00	495000	1610	900	8	1915	4	3519	N	N	6107 BROOKLYN AV NE
1	179750	0390	8/14/01	400000	1880	0	7	1911	4	4000	N	N	1220 NE 61ST ST
1	179750	0455	2/26/01	479000	1590	0	8	1919	3	4200	N	N	6219 BROOKLYN AV NE
1	179750	0515	8/27/01	463000	1630	0	7	1919	4	4480	N	N	1213 NE 63RD ST
1	179750	0550	5/25/01	525000	1980	0	8	1912	5	4480	N	N	1212 NE 63RD ST
1	179750	0985	8/2/01	399000	1650	0	7	1910	3	4000	N	N	1026 NE 61ST ST
1	179750	0990	10/16/00	333000	1530	0	7	1918	4	4000	N	N	1022 NE 61ST ST
1	179800	0020	10/20/00	365000	1430	0	8	1909	3	3160	N	N	1217 NE 61ST ST
1	221800	0144	3/12/01	311500	1030	600	7	1921	3	4180	N	N	2006 NE RAVENNA BL
1	221800	0220	8/30/00	329000	1290	880	7	1922	4	3600	N	N	5636 20TH AV NE
1	221800	0284	7/10/00	316220	1660	280	7	1939	3	4800	N	N	5511 RAVENNA AV NE
1	221800	0365	11/10/00	258000	1060	730	7	1951	3	4500	N	N	5401 RAVENNA AV NE
1	221800	0400	9/8/00	448000	1800	790	8	1914	4	5000	N	N	5412 21ST AV NE
1	221800	0410	1/4/01	389000	1470	0	7	1914	4	2500	N	N	5416 21ST AV NE

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**Area 44**  
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1	664690	0005	5/25/01	456000	1650	450	9	1929	3	2106	N	N	2132 NE PARK RD
1	664690	0005	36539	404000	1650	450	9	1929	3	2106	N	N	2132 NE PARK RD
1	717370	0095	11/29/00	538000	2390	0	8	1914	4	5000	N	N	5223 21ST AV NE
1	717370	0248	11/20/00	285000	1280	0	7	1926	3	4000	N	N	2291 NE 60TH ST
1	717370	0358	12/29/00	339950	1170	310	7	1917	3	4080	N	N	6310 RAVENNA AV NE
1	717370	0362	6/7/00	375000	1160	400	7	1918	4	4080	N	N	6306 RAVENNA AV NE
1	717370	0458	3/21/01	300000	1120	600	7	1916	3	6000	N	N	6308 23RD AV NE
1	717430	0005	11/29/01	458000	1620	320	9	1927	3	4200	N	N	5749 24TH AV NE
1	717430	0010	8/15/01	417000	1130	400	9	1927	3	2585	N	N	5745 TWIN MAPLE LN NE
1	717430	0010	1/20/00	390000	1130	400	9	1927	3	2585	N	N	5745 TWIN MAPLE LN NE
1	717430	0030	5/26/00	451000	1050	800	8	1926	3	3318	N	N	5748 TWIN MAPLE LN NE
1	717480	0035	6/27/01	435000	2070	640	7	1911	3	5000	Y	N	5032 21ST AV NE
1	717480	0340	7/17/01	425500	1870	830	7	1913	3	5000	N	N	5236 21ST AV NE
1	717480	0355	3/29/00	295000	1290	720	7	1919	3	2750	N	N	5246 21ST AV NE
1	717480	0755	12/22/00	250000	790	0	6	1926	3	2500	N	N	5208 RAVENNA AV NE
1	861580	0040	7/12/01	459950	2100	990	7	1906	3	4860	N	N	5521 16TH AV NE
1	861580	0095	3/15/00	490000	2360	400	8	1916	4	5400	N	N	1511 NE RAVENNA BL
1	861580	0195	7/31/00	435000	1700	0	7	1907	3	4212	N	N	5731 16TH AV NE
1	861580	0200	11/1/00	495000	1970	0	8	1908	3	4212	N	N	5730 16TH AV NE
1	861580	0240	3/9/01	641150	2310	1110	7	1910	4	5400	N	N	1612 NE RAVENNA BL
1	861580	0300	9/13/00	725000	2550	520	9	1924	5	5400	N	N	1615 NE RAVENNA BL
1	861580	0305	8/28/01	649950	2600	0	9	1926	4	5616	N	N	1621 NE RAVENNA BL
1	861580	0310	9/14/00	640000	2430	200	8	1922	4	5508	N	N	5609 17TH AV NE
1	861580	0315	6/30/00	469000	1810	0	8	1908	4	5400	N	N	5603 17TH AV NE
1	861580	0480	4/21/00	410000	1910	660	7	1919	4	4536	N	N	1806 NE 55TH ST
1	861580	0505	4/26/01	395000	1820	570	8	1918	3	4536	N	N	1712 NE 55TH ST
1	861580	0541	7/26/01	446000	1420	600	7	1916	3	3246	N	N	1729 NE RAVENNA BL
1	861580	0635	36921	393000	1190	200	7	1917	4	4320	N	N	5717 18TH AV NE
1	861580	0680	6/12/00	356893	1360	850	7	1908	4	4212	N	N	1829 NE 58TH ST

**Sales Available for Annual Update Analysis**  
**Area 44**  
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1	861580	0710	8/1/01	435000	1820	0	7	1907	3	4860	N	N	5623 20TH AV NE
1	882390	0055	5/24/01	425000	1930	940	7	1913	3	4320	N	N	5226 19TH AV NE
1	882390	0160	12/18/01	476000	1640	0	8	1925	3	4320	N	N	5219 19TH AV NE
1	882390	0245	1/10/00	480000	1840	440	8	1922	4	4320	N	N	5240 18TH AV NE
1	882390	0425	11/13/01	525000	2180	540	8	1916	3	4320	N	N	5222 17TH AV NE
1	882390	0500	7/20/00	488000	2400	500	8	1922	4	4320	N	N	5255 17TH AV NE
1	882390	0705	8/22/00	469000	2490	0	7	1920	4	4320	N	N	5261 16TH AV NE
1	882390	0730	3/28/00	400000	1730	860	7	1916	3	4320	N	N	5241 16TH AV NE
1	882390	0900	4/27/00	460000	2710	1010	7	1911	3	4320	N	N	5031 16TH AV NE
1	882390	0905	7/28/00	395000	3030	1020	8	1911	2	4320	N	N	5027 16TH AV NE
1	882390	0910	6/29/00	400000	3110	660	8	1912	2	4320	N	N	5023 16TH AV NE
1	882390	1060	6/12/01	580000	2890	1160	8	1909	3	4320	N	N	5011 17TH AV NE
1	882390	1120	7/6/01	580000	1980	100	8	1914	5	4320	N	N	5038 16TH AV NE
1	882390	1230	8/20/01	410000	2700	0	8	1908	2	4320	N	N	5018 17TH AV NE
1	882390	1300	5/15/00	454500	2010	1030	8	1922	4	4320	N	N	5031 19TH AV NE
1	882390	1370	10/1/01	460000	1850	910	8	1923	3	4320	N	N	5026 18TH AV NE
1	882390	1405	6/28/01	400000	2640	440	8	1922	3	6600	N	N	5046 19TH AV NE
1	882390	1450	6/23/00	375000	1640	820	8	1913	3	4480	N	N	5014 19TH AV NE
1	882490	0085	6/19/00	505000	1630	350	8	1919	4	4750	N	N	6303 22ND AV NE
1	882490	0090	7/17/01	417000	1830	0	7	1919	3	3800	N	N	6307 22ND AV NE
1	882490	0125	36984	384000	1490	450	7	1919	3	4700	N	N	6322 20TH AV NE
1	882490	0265	4/18/00	630000	2310	1260	8	1919	5	3800	N	N	6227 21ST AV NE
1	882590	0005	3/28/00	269990	830	0	7	1919	4	4001	N	N	6329 20TH AV NE
1	882590	0015	2/23/01	330000	830	570	7	1919	3	4200	N	N	6321 20TH AV NE
1	882590	0070	10/28/00	397000	1970	600	7	1911	3	4240	N	N	6318 19TH AV NE
1	882590	0105	8/24/01	399950	1250	200	8	1911	4	4080	N	N	6319 19TH AV NE
1	882590	0165	5/8/00	499900	2050	620	8	1911	3	4080	N	N	6328 18TH AV NE
1	882590	0185	10/25/00	595000	1710	0	8	1908	3	6120	N	N	6317 18TH AV NE
1	882590	0225	12/10/01	472900	1520	500	7	1908	4	4080	N	N	6314 17TH AV NE

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**Area 44**  
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1	882590	0235	6/14/00	299000	1740	0	7	1908	3	4080	N	N	6320 17TH AV NE
1	882590	0290	9/7/00	530000	2240	0	8	1912	3	4080	N	N	6302 16TH AV NE
1	882590	0495	8/31/00	406000	1700	0	7	1940	4	4056	N	N	1520 NE 62ND ST
1	882590	0525	8/24/00	425000	1640	0	8	1920	4	5123	N	N	6209 17TH AV NE
1	882590	0845	3/9/00	470000	1460	200	8	1920	5	3744	N	N	1750 NE NAOMI PL
1	910600	0160	8/21/01	725000	2060	700	8	1919	3	10000	N	N	6223 23RD AV NE
1	910600	0365	1/12/01	290000	1440	200	6	1915	3	5000	N	N	6204 24TH AV NE
1	919120	0190	7/30/01	230000	1350	930	7	1926	2	3071	N	N	5543 25TH AV NE
1	922140	0560	2/13/01	238800	1070	0	7	1920	3	3807	N	N	906 NE 62ND ST
1	922140	0630	5/15/00	232000	790	0	7	1919	3	3810	N	N	6217 9TH AV NE
1	922140	0635	5/15/01	303500	1510	0	7	1914	3	3810	N	N	6213 9TH AV NE
1	922140	0725	9/28/00	229000	830	110	7	1919	3	3270	N	N	802 NE RAVENNA BL
1	922140	0735	12/20/00	221000	1000	0	7	1921	3	2760	N	N	810 NE RAVENNA BL
4	000900	0005	8/14/00	339500	1430	730	7	1975	3	5150	N	N	7030 RAVENNA AV NE
4	000900	0025	7/27/01	270000	1420	0	7	1941	4	4635	N	N	7016 RAVENNA AV NE
4	000900	0125	3/16/00	280000	1910	0	6	1909	4	3811	N	N	7025 23RD AV NE
4	000900	0275	8/3/01	322500	1300	270	7	1988	3	3863	N	N	7024 24TH AV NE
4	000900	0300	5/19/00	248205	1360	200	7	1949	3	5150	N	N	7014 24TH AV NE
4	052504	9079	1/29/01	280000	1800	0	7	1915	4	4375	N	N	1324 NE 68TH ST
4	052504	9100	12/14/01	287000	1490	0	7	1923	4	2975	N	N	1348 NE 68TH ST
4	052504	9120	5/11/01	399000	1710	1080	7	1927	4	3800	N	N	7547 14TH AV NE
4	052504	9141	5/18/00	224950	1140	0	7	1948	4	4400	N	N	7546 12TH AV NE
4	052504	9155	11/2/00	428500	1520	620	8	1928	4	3360	N	N	7553 BROOKLYN AV NE
4	109300	0005	2/21/01	269950	910	910	7	1947	3	4240	N	N	2203 NE 70TH ST
4	109300	0039	4/23/01	302000	1140	600	7	1985	3	2896	N	N	6831 23RD AV NE
4	109300	0055	2/16/00	326000	910	910	7	1948	5	4120	N	N	6845 23RD AV NE
4	109300	0160	6/14/01	330950	1540	450	7	1953	3	6180	N	N	6841 24TH AV NE
4	109300	0220	8/8/00	302000	1120	250	7	1948	3	4532	N	N	6838 24TH AV NE
4	109300	0240	8/23/00	309000	910	800	7	1948	3	4532	N	N	6828 24TH AV NE

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4	275520	0085	6/22/00	242000	730	0	6	1925	4	5376	N	N	6817 21ST AV NE
4	288770	0696	5/7/00	264000	900	260	7	1938	4	4275	N	N	8205 19TH AV NE
4	288770	0770	4/25/01	320000	1060	600	7	1958	3	4275	N	N	8228 19TH AV NE
4	288770	0811	4/5/00	280000	1140	930	7	1947	4	4370	N	N	8202 19TH AV NE
4	288770	0875	11/17/00	175000	580	0	6	1932	4	3325	N	N	8237 20TH AV NE
4	288770	0980	10/5/00	269950	1220	0	7	1926	3	2745	N	N	1914 NE 80TH ST
4	288770	1005	7/25/00	230000	1180	0	7	1939	4	5700	N	N	8017 20TH AV NE
4	288770	1025	10/20/00	270000	1010	500	7	1953	4	3800	N	N	8031 20TH AV NE
4	288770	1161	8/15/01	395000	1810	100	7	1927	4	4275	N	N	8008 18TH AV NE
4	288770	1181	37027	468150	1810	400	8	1931	4	4095	N	N	1812 NE 80TH ST
4	288770	1225	9/8/00	350000	1220	940	8	1947	4	5700	N	N	8029 19TH AV NE
4	288770	1235	8/16/00	230000	920	0	7	1973	3	4275	N	N	8035 19TH AV NE
4	288770	1326	11/23/01	305000	910	150	7	1927	4	3325	N	N	8028 17TH AV NE
4	288770	1326	5/4/00	273000	910	150	7	1927	4	3325	N	N	8028 17TH AV NE
4	288770	1380	1/26/00	279950	1390	160	7	1926	4	2914	N	N	1712 NE 80TH ST
4	288770	1420	5/7/01	314950	850	0	7	1927	4	2850	N	N	8025 18TH AV NE
4	288770	1420	5/5/00	290000	850	0	7	1927	4	2850	N	N	8025 18TH AV NE
4	288770	1530	8/25/00	224990	1490	0	7	1987	3	2867	N	N	8028 16TH AV NE
4	288770	1580	5/24/00	295000	1290	200	8	1930	3	3100	N	N	1618 NE 80TH ST
4	288770	1581	3/20/00	290000	1290	620	8	1930	3	2790	N	N	1614 NE 80TH ST
4	288770	1595	7/12/00	275000	770	770	7	1925	4	2850	N	N	8007 17TH AV NE
4	288770	1611	10/17/01	247000	910	200	7	1929	3	3325	N	N	8021 17TH AV NE
4	288770	1661	5/22/00	339950	1380	720	7	1927	4	4301	N	N	8049 17TH AV NE
4	288770	1671	10/13/01	250000	1330	0	7	1908	4	4443	N	N	1619 NE 82ND ST
4	288770	1930	3/20/01	325500	2050	0	7	1999	3	2700	N	N	7730 15TH AV NE
4	288770	1945	3/22/01	365000	2120	0	8	1925	3	4500	N	N	7722 15TH AV NE
4	288770	2015	8/7/00	382000	1610	210	7	1929	4	2850	N	N	7719 16TH AV NE
4	288770	2025	12/7/00	215000	920	0	7	1948	3	4305	N	N	7725 16TH AV NE
4	288770	2070	2/12/01	269500	920	500	7	1941	4	4305	N	N	7753 16TH AV NE

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	288770	2085	5/26/00	249950	970	550	7	1981	3	3026	N	N	1605 NE 80TH ST
4	288770	3086	2/10/00	450000	1690	0	9	1928	3	2957	N	N	7701 17TH AV NE
4	288770	3140	4/17/00	265000	1140	0	7	1929	3	2850	N	N	7733 17TH AV NE
4	288770	3145	4/18/01	370950	1160	640	7	1929	5	2850	N	N	7737 17TH AV NE
4	288770	3170	2/8/00	250000	900	0	7	1930	3	2850	N	N	7751 17TH AV NE
4	288770	3185	10/18/00	311000	1550	0	8	1932	3	2946	N	N	1707 NE 80TH ST
4	288770	3186	2/1/00	318000	1630	0	8	1932	3	2946	N	N	1701 NE 80TH ST
4	288770	3285	10/25/01	420000	1880	0	7	1928	4	4750	N	N	7733 18TH AV NE
4	288770	3295	3/22/01	331000	1640	0	7	1928	3	4750	N	N	7737 18TH AV NE
4	288770	3325	9/26/00	238990	810	0	7	1928	3	2946	N	N	1711 NE 80TH ST
4	288770	3326	37252	375000	1600	590	7	1928	4	2946	N	N	1715 NE 80TH ST
4	288770	3345	6/18/01	396000	1690	0	7	1927	4	3800	N	N	7752 18TH AV NE
4	288770	3360	11/18/01	285000	960	110	7	1931	3	2850	N	N	7742 18TH AV NE
4	288770	3385	12/19/00	271000	1060	0	7	1941	3	4750	N	N	7733 19TH AV NE
4	288770	3425	6/28/00	425000	1530	700	8	1931	5	2813	N	N	1811 NE 80TH ST
4	288770	3440	12/19/01	439950	1680	530	7	1928	4	4305	N	N	7752 19TH AV NE
4	288770	3465	8/10/00	369950	1190	560	8	1929	4	2850	N	N	7738 19TH AV NE
4	297980	0060	3/21/01	300000	1480	0	7	1927	3	3798	N	N	7728 14TH AV NE
4	297980	0260	9/21/01	276000	880	600	7	1926	4	5500	N	N	1220 NE 77TH ST
4	297980	0300	3/22/01	323000	1410	360	7	1928	4	5944	N	N	7723 14TH AV NE
4	314260	0075	8/22/01	205500	710	210	6	1946	3	2850	N	N	7558 18TH AV NE
4	314260	0185	12/21/00	362500	1260	300	8	1927	4	3515	N	N	7545 19TH AV NE
4	318660	0040	12/7/01	251500	960	0	7	1942	3	5500	N	N	8025 RAVENNA AV NE
4	318660	0105	11/20/01	355000	1550	360	8	1930	3	4604	N	N	8019 21ST AV NE
4	318660	0150	10/31/01	278000	990	500	7	1947	3	5313	N	N	8002 20TH AV NE
4	318660	0320	8/28/00	360000	2620	380	8	1941	3	6350	N	N	7700 20TH AV NE
4	318660	0485	7/27/00	445000	1490	400	9	1931	4	5840	N	N	7728 21ST AV NE
4	318660	0555	6/16/00	241500	780	380	7	1944	3	5500	N	N	7764 RAVENNA AV NE
4	318660	0625	10/12/01	262000	1120	0	7	1938	3	6000	N	N	7701 24TH AV NE

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4	318710	0005	12/7/00	421000	1210	1140	8	1930	5	3680	N	N	8106 21ST AV NE
4	318710	0045	3/8/00	280000	1080	820	7	1942	3	4800	N	N	2126 NE 81ST ST
4	318760	0020	5/23/00	272000	940	250	7	1941	3	5687	N	N	7725 22ND AV NE
4	318760	0040	1/24/00	249950	880	450	7	1949	4	4512	N	N	7705 22ND AV NE
4	318810	0040	8/7/00	219000	820	0	7	1942	3	6490	N	N	8210 20TH AV NE
4	318810	0060	11/2/01	265000	1060	0	7	1942	3	6490	N	N	8215 21ST AV NE
4	318810	0125	9/20/00	255000	1330	200	7	1942	3	7920	N	N	8028 20TH AV NE
4	318810	0185	2/9/00	252000	880	400	7	1942	4	6490	N	N	2116 NE 81ST PL
4	318810	0220	10/26/00	268000	1060	0	7	1942	4	6770	N	N	2310 NE 81ST PL
4	318810	0235	3/9/00	220000	880	0	7	1942	4	6044	N	N	2225 NE 82ND ST
4	318810	0260	9/7/00	235000	830	0	7	1942	4	6044	N	N	2123 NE 82ND ST
4	318810	0265	36592	230000	1010	0	7	1942	3	6044	N	N	2117 NE 82ND ST
4	318810	0315	8/17/00	237500	840	0	7	1942	3	6012	N	N	8110 23RD AV NE
4	318810	0360	6/19/01	260000	910	0	7	1942	3	5500	N	N	8069 RAVENNA AV NE
4	318810	0375	11/28/01	228000	910	0	7	1942	3	6600	N	N	2104 NE 83RD ST
4	318810	0420	8/15/01	232000	830	0	7	1942	4	6046	N	N	2218 NE 83RD ST
4	318810	0425	9/25/00	228500	830	0	7	1942	3	6048	N	N	2224 NE 83RD ST
4	318810	0470	3/26/01	222500	830	0	7	1942	4	6050	N	N	8216 23RD AV NE
4	318810	0485	5/11/01	240000	1220	0	7	1942	4	6259	N	N	8203 RAVENNA AV NE
4	318810	0505	6/5/00	234950	1190	0	7	1942	4	6050	N	N	8225 RAVENNA AV NE
4	318810	0510	8/7/01	209000	830	0	7	1942	3	6215	N	N	8231 RAVENNA AV NE
4	318810	0515	8/28/01	234000	830	0	7	1942	3	6827	N	N	8237 RAVENNA AV NE
4	318810	0535	3/15/01	269900	870	0	7	1942	4	6654	N	N	8244 22ND PL NE
4	318810	0570	11/14/01	235000	950	0	7	1942	4	6762	N	N	8239 23RD AV NE
4	318810	0615	7/22/01	400000	1620	0	8	1941	3	9163	N	N	2222 NE 82ND ST
4	324750	0055	37186	430000	1250	0	7	1918	4	8280	N	N	6832 20TH AV NE
4	343550	0020	37018	325000	1000	120	7	1941	3	7200	N	N	7340 20TH AV NE
4	365870	0400	7/5/00	259950	850	470	7	1907	3	3060	N	N	1013 NE 69TH ST
4	365870	0445	5/28/01	216000	920	0	7	1906	3	4590	N	N	1012 NE 68TH ST

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4	365870	0450	5/24/00	273000	1210	0	6	1906	3	4590	N	N	1020 NE 68TH ST
4	365870	0510	8/31/00	369950	1550	470	7	1928	5	3060	N	N	1019 NE 70TH ST
4	365870	0625	8/4/00	315000	1420	0	7	1909	4	3060	N	N	1219 NE 70TH ST
4	365870	0730	36628	219000	1050	0	7	1910	3	5100	N	N	1209 NE 69TH ST
4	365870	0750	11/1/01	260000	1410	0	7	1902	5	3570	N	N	1201 NE 69TH ST
4	508140	0363	9/29/00	230000	1280	0	7	1986	3	2350	N	N	7515 25TH AV NE
4	510140	0660	7/24/01	205000	960	580	7	1979	3	6380	N	N	2316 NE 86TH ST
4	510140	0677	37237	360000	1420	0	7	1928	4	12494	N	N	8619 RAVENNA AV NE
4	510140	2095	1/4/00	285000	1030	940	7	1911	3	9091	N	N	8823 RAVENNA AV NE
4	510140	2105	5/10/01	222000	1150	810	7	1927	3	3721	N	N	8827 RAVENNA AV NE
4	525730	0085	8/14/01	298000	1010	0	7	1921	4	4974	N	N	7701 15TH AV NE
4	671670	0160	12/19/00	328000	1420	0	7	1907	4	3000	N	N	1021 NE 72ND ST
4	671670	0170	5/2/00	330000	2010	400	7	1926	3	4500	N	N	1015 NE 72ND ST
4	671670	0296	8/11/00	389950	2570	0	8	2000	3	3000	N	N	1025 NE 73RD ST
4	671670	0660	12/11/00	305000	1950	0	7	1998	3	4000	N	N	7343 12TH AV NE
4	671670	0720	9/4/01	387500	1780	1200	7	1925	4	4500	N	N	7315 12TH AV NE
4	681460	0055	6/27/01	269950	900	680	7	1948	4	3500	N	N	1418 NE 70TH ST
4	681460	0062	5/2/00	329750	1180	0	7	1927	3	2250	N	N	1402 NE 70TH ST
4	681460	0265	10/27/00	295000	990	0	7	1924	4	5400	N	N	7028 BROOKLYN AV NE
4	681460	0300	9/13/00	220000	950	0	6	1927	3	3360	N	N	7013 BROOKLYN AV NE
4	681460	0365	11/6/00	410000	1870	550	8	1926	4	6720	N	N	7102 12TH AV NE
4	682010	0010	10/19/01	249950	1000	700	7	1923	3	2970	N	N	1506 NE 75TH ST
4	682010	0095	9/24/01	310000	1130	300	7	1940	3	6048	N	N	1549 NE 76TH ST
4	682010	0160	3/2/00	369000	1690	0	8	1997	3	3801	N	N	1511 NE 76TH ST
4	682010	0200	11/1/00	347950	1280	800	7	1947	4	7560	N	N	1514 NE 76TH ST
4	682010	0250	4/18/01	659950	2880	0	9	2001	3	7602	N	N	1552 NE 76TH ST
4	682010	0300	9/8/00	245000	1080	0	7	1925	3	5702	N	N	1607 NE 77TH ST
4	682010	0335	4/27/01	584000	2280	0	8	2001	3	5040	N	N	1513 NE 77TH ST
4	682010	0340	5/24/01	247100	1110	80	7	1923	3	5235	N	N	7616 15TH AV NE

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4	716820	0010	10/30/00	282500	840	0	7	1928	5	5891	N	N	7306 20TH AV NE
4	716820	0040	10/19/01	460000	1670	280	7	1942	4	8832	N	N	7327 21ST AV NE
4	716820	0080	36875	335000	1170	0	7	1927	4	5504	N	N	7306 21ST AV NE
4	716820	0130	1/18/00	280000	1460	0	7	1925	4	5504	N	N	7309 RAVENNA AV NE
4	716920	0090	6/14/00	269000	960	0	7	1925	4	4080	N	N	6525 23RD AV NE
4	717220	0107	11/7/00	453500	1510	870	8	1960	4	6317	N	N	2115 NE 77TH ST
4	717220	0145	4/9/01	440000	2320	0	8	1982	4	5040	N	N	7534 21ST AV NE
4	717370	0867	10/19/00	244500	1000	330	7	1952	3	5150	N	N	7044 RAVENNA AV NE
4	717370	0870	12/4/01	332000	1190	990	7	1950	3	5150	N	N	7059 24TH AV NE
4	717370	0872	7/14/00	305000	810	500	7	1950	4	3500	N	N	2307 NE 73RD ST
4	717370	0878	5/22/01	310000	1140	400	7	1947	3	5150	N	N	7050 24TH AV NE
4	717370	0880	5/23/00	270000	1090	300	7	1949	3	5150	N	N	7038 24TH AV NE
4	717370	0885	8/3/01	206500	820	0	7	1950	3	4635	N	N	7049 23RD AV NE
4	717370	0887	6/7/01	262000	770	0	7	1950	3	3710	N	N	2303 NE 73RD ST
4	717530	0025	3/5/01	295000	1180	190	7	1946	4	4500	N	N	7047 RAVENNA AV NE
4	717730	0106	7/20/01	185000	640	200	6	1925	4	4930	N	N	2216 NE 75TH ST
4	717730	0335	36791	275000	1990	600	7	1922	3	4799	N	N	7334 23RD AV NE
4	717730	0465	2/7/00	216950	800	0	7	1942	4	6188	N	N	7520 23RD AV NE
4	717730	0545	2/23/01	238000	780	0	7	1949	3	6180	N	N	7525 24TH AV NE
4	717730	0610	4/10/00	249950	1290	0	7	1983	3	3090	N	N	7548 24TH AV NE
4	717730	0705	36992	297000	1500	0	7	1950	4	6180	N	N	7356 24TH AV NE
4	717780	0015	5/2/01	250000	760	110	6	1917	3	2850	N	N	7328 RAVENNA AV NE
4	717780	0060	2/23/01	289500	770	180	7	1950	3	3840	N	N	7307 23RD AV NE
4	721440	0010	9/18/01	290000	920	300	7	1946	3	4794	N	N	6820 RAVENNA AV NE
4	721440	0035	12/15/00	265000	910	350	7	1947	3	4841	N	N	6803 23RD AV NE
4	721440	0085	1/25/00	241000	910	120	7	1947	3	4841	N	N	6806 23RD AV NE
4	721440	0120	4/13/00	260000	1020	700	7	1948	3	5341	N	N	6825 24TH AV NE
4	723760	0020	5/12/00	372300	1770	300	8	1928	4	3325	N	N	7711 20TH AV NE
4	723760	0085	9/21/01	369900	1090	0	7	1928	3	3588	N	N	7708 19TH AV NE

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4	726620	0020	7/5/00	430000	1480	120	8	1927	3	4720	N	N	7515 18TH AV NE
4	726620	0070	11/20/01	409000	2160	1240	8	1931	4	5825	N	N	1800 NE 75TH ST
4	726620	0085	11/8/01	333000	1360	0	7	1927	3	3800	N	N	7511 19TH AV NE
4	726620	0090	4/6/00	353800	1650	740	7	1927	4	3800	N	N	7515 19TH AV NE
4	726620	0105	36724	273805	1300	1000	8	1963	3	3800	N	N	7529 19TH AV NE
4	726620	0125	3/12/01	382000	1450	740	7	1927	4	3800	N	N	7516 19TH AV NE
4	753730	0070	2/22/01	349000	1340	200	7	1920	4	3800	N	N	7518 BROOKLYN AV NE
4	753730	0080	7/25/00	423500	2470	430	8	1924	4	6033	N	N	7504 BROOKLYN AV NE
4	753730	0165	12/28/00	499000	2040	980	8	1918	3	3800	N	N	7512 14TH AV NE
4	792010	0025	4/17/01	202000	740	0	7	1947	3	5100	N	N	6837 25TH AV NE
4	913710	1171	11/9/00	280000	1400	0	7	1925	3	4500	N	N	7211 9TH AV NE
4	913710	1311	6/27/01	200000	840	0	6	1904	3	3700	N	N	807 NE 72ND ST
4	913710	1353	7/3/01	226750	910	600	7	1972	3	3000	N	N	810 NE 71ST ST
4	913810	0236	6/22/01	237500	940	0	7	1907	4	4000	N	N	903 NE 73RD ST
4	913810	0345	36741	245000	1040	0	8	1921	5	3000	Y		915 NE 72ND ST
4	913810	0355	7/18/00	570000	3020	0	8	1989	3	6000	Y	N	901 NE 72ND ST
4	921540	0105	6/9/01	250500	1250	0	7	1953	4	5963	N	N	7001 25TH AV NE
4	952810	2065	5/23/01	279950	910	150	7	1925	5	3090	N	N	816 NE 69TH ST
4	952810	2135	36852	280000	940	200	7	1908	4	4635	N	N	828 NE 69TH ST
4	952810	2140	12/3/01	275000	980	0	7	1913	3	4120	N	N	824 NE 69TH ST
4	952810	2619	6/12/00	210000	1420	0	6	1986	3	3090	N	N	818 NE 67TH ST
4	952810	2620	11/9/01	239998	1280	0	6	1901	4	3090	N	N	816 NE 67TH ST
4	952810	2770	9/25/00	278950	1540	0	8	2000	3	2050	N	N	842 NE 67TH ST
4	952810	2771	10/5/00	284950	1610	0	8	2000	3	1728	N	N	844 NE 67TH ST
4	952810	2772	1/16/01	260000	1270	0	8	2000	3	1372	N	N	846 NE 67TH ST
4	952810	2774	8/21/00	330000	2160	0	8	2000	3	1975	N	N	840 NE 67TH ST
4	952810	2775	8/29/00	325000	2130	0	8	2000	3	1975	N	N	838 NE 67TH ST
4	952810	2890	36720	200000	1530	0	6	1900	4	4635	N	N	830 NE 66TH ST
4	952810	2910	6/4/01	230000	970	70	7	1908	3	3090	N	N	822 NE 66TH ST

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4	952810	2965	9/13/01	245000	1020	300	7	1922	4	3605	N	N	810 NE 66TH ST
4	954720	0140	10/4/00	348500	1540	1020	7	1918	4	3713	N	N	6559 16TH AV NE
4	954720	0650	5/4/01	430000	1540	60	8	1918	4	4590	N	N	6552 17TH AV NE
4	954720	0900	11/22/00	452501	2030	500	8	1910	4	4080	N	N	6550 18TH AV NE
4	954720	1000	7/11/01	475000	1680	0	7	1923	4	4590	N	N	6529 19TH AV NE
4	954720	1165	5/12/00	255000	1240	0	7	1910	3	3060	N	N	6540 19TH AV NE
4	954720	1185	10/27/00	475000	1690	600	9	1929	4	4590	N	N	6550 19TH AV NE
4	954720	1240	4/25/00	370000	2050	480	7	1927	4	4590	N	N	6541 20TH AV NE
4	954720	1550	7/20/00	329100	1140	120	7	1936	4	6120	N	N	6855 20TH AV NE
4	954720	1635	9/26/00	392000	1560	0	8	1929	4	5100	N	N	6815 20TH AV NE
4	954720	1725	8/16/01	356000	1610	220	7	1925	3	3570	N	N	6830 18TH AV NE
4	954720	1755	3/17/00	248500	860	180	7	1908	4	3060	N	N	6844 18TH AV NE
4	954720	1790	3/28/01	250000	830	580	7	1919	3	3060	N	N	6856 18TH AV NE
4	954720	1970	11/27/00	386000	1660	480	7	1927	3	4080	N	N	6820 17TH AV NE
4	954720	2050	1/3/01	487000	1800	740	8	1928	4	5100	N	N	6856 17TH AV NE
4	954720	2210	6/29/00	405000	1650	0	7	1924	4	4284	N	N	6801 17TH AV NE
4	954720	2225	8/24/00	450000	2110	390	7	1916	4	4284	N	N	6800 16TH AV NE
4	954720	2235	2/1/01	399000	1690	320	7	1913	4	3672	N	N	6804 16TH AV NE
4	954720	2275	2/20/01	330000	1320	0	7	1921	4	3774	N	N	6818 16TH AV NE
4	954720	2429	3/22/00	550000	2350	0	9	1999	3	3060	Y	N	6841 17TH AV NE
4	954720	2520	37090	405000	1360	0	7	1919	4	3060	Y	N	1514 NE 68TH ST
4	954720	2645	37082	327000	1680	200	7	1926	3	3600	N	N	1509 NE 70TH ST
4	954720	2775	2/23/01	279000	1250	0	7	1910	3	3060	N	N	1512 NE 70TH ST
4	954720	2850	4/12/01	269950	740	340	7	1926	3	4050	N	N	7032 15TH AV NE
4	954720	2950	10/12/00	335000	1170	0	7	1925	4	4590	N	N	7033 16TH AV NE
4	954720	3020	11/5/01	568000	2240	0	8	1926	4	4590	N	N	7003 17TH AV NE
4	954720	3110	9/22/00	265000	1180	300	7	1941	3	6120	N	N	7042 16TH AV NE
4	954720	3315	2/28/01	300000	960	0	7	1908	4	4590	N	N	1710 NE 70TH ST
4	954720	3555	4/5/00	415000	1940	500	7	1925	4	4590	N	N	7017 18TH AV NE

**Sales Available for Annual Update Analysis**  
**Area 44**  
**(Single Family Residences)**

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4	954720	3700	6/29/01	456000	2050	550	8	1990	3	4284	N	N	7044 18TH AV NE
4	954720	3825	3/1/01	325000	1380	200	7	1925	3	3060	N	N	7021 19TH AV NE
4	954720	3990	6/6/01	475000	1660	540	9	1997	3	4080	N	N	7050 19TH AV NE
4	954720	4000	8/22/01	307000	1090	980	7	1938	3	4080	N	N	7052 19TH AV NE
4	954720	4010	9/13/01	399950	1470	250	7	1939	3	4080	N	N	7056 19TH AV NE
4	954720	4230	8/28/01	477000	1600	600	8	1941	4	5100	N	N	7330 19TH AV NE
4	954720	4275	3/1/00	299500	1260	290	7	1941	3	5100	Y	N	7350 19TH AV NE
4	954720	4360	1/19/00	280000	1410	700	7	1940	4	5100	N	N	7337 20TH AV NE
4	954720	4435	12/8/00	594000	2470	730	9	1996	3	4590	N	N	1812 NE 73RD ST
4	954720	4540	37222	475000	1970	0	7	1927	5	4080	N	N	7338 18TH AV NE
4	954720	4840	5/24/01	297000	830	140	7	1918	3	4080	N	N	7348 17TH AV NE
4	954720	5040	9/26/00	303950	1200	0	8	1931	3	3570	N	N	7310 16TH AV NE
4	954720	5090	1/20/00	323000	1500	0	7	1928	4	4080	N	N	7332 16TH AV NE
4	954720	5110	4/9/01	450000	1430	870	7	1927	4	4080	N	N	7340 16TH AV NE
4	954720	5140	8/6/01	339000	1260	0	7	1926	3	3060	N	N	7352 16TH AV NE
4	954720	5160	8/23/01	313000	1590	830	7	1928	4	3230	N	N	1609 NE 75TH ST
4	954720	5215	10/25/00	249600	910	860	7	1913	4	4080	N	N	7335 17TH AV NE
4	954720	5380	8/1/01	230000	990	310	7	1926	2	4025	Y	N	7318 15TH AV NE
4	954720	5440	8/30/01	271450	1020	0	7	1926	3	3000	Y	N	7334 15TH AV NE
4	954720	5480	7/17/01	243000	1020	180	7	1927	3	3950	Y	N	7342 15TH AV NE
4	954720	5630	8/4/00	269950	1050	0	7	1927	3	2800	N	N	7337 16TH AV NE
6	006900	0050	3/10/00	254100	890	0	7	1911	4	2484	N	N	1108 NE 55TH ST
6	082504	9073	5/31/01	220000	990	0	6	1919	3	3400	N	N	6008 8TH AV NE
6	088900	0055	2/18/00	279000	1170	100	7	1910	4	4280	N	N	4708 8TH AV NE
6	151680	0035	6/26/01	266000	930	560	7	1924	3	4398	N	N	5907 8TH AV NE
6	151680	0035	5/18/00	254500	930	560	7	1924	3	4398	N	N	5907 8TH AV NE
6	165950	0015	7/19/01	278250	820	720	7	1909	4	3710	N	N	839 NE 56TH ST
6	165950	0075	10/22/01	293800	920	400	7	1921	3	3800	N	N	830 NE 55TH ST
6	179750	1215	9/5/00	267000	1550	0	7	1919	3	4000	N	N	5650 11TH AV NE

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**Area 44**  
**(Single Family Residences)**

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6	179750	1250	11/22/00	455000	1690	0	7	1924	5	4000	N	N	5641 12TH AV NE
6	179750	1255	7/12/00	392000	1190	860	7	1913	4	3500	N	N	5645 12TH AV NE
6	192830	0310	7/9/01	280000	1250	0	7	1925	4	3500	N	N	5911 8TH AV NE
6	192830	0430	5/30/01	305000	1400	200	7	1928	3	4300	N	N	750 NE 56TH ST
6	192830	0440	3/22/00	232600	1500	170	7	1941	3	4500	N	N	736 NE 56TH ST
6	192830	0580	5/23/00	235000	1070	750	7	1908	3	5000	N	N	813 NE 56TH ST
6	192830	0625	4/11/00	287000	1190	0	8	1927	3	3366	N	N	828 NE 56TH ST
6	192830	0645	5/25/01	325000	1260	220	8	1927	3	4080	N	N	824 NE 56TH ST
6	192830	0675	3/9/01	204500	1240	0	7	1979	3	4392	N	N	811 NE 57TH ST
6	192830	0735	6/1/01	285000	1430	0	7	1926	3	3570	N	N	819 NE 58TH ST
6	192830	0810	9/28/00	219000	1090	200	7	1911	3	4604	N	N	814 NE 58TH ST
6	192830	0889	6/20/01	297000	1620	0	7	1927	3	3500	N	N	5906 8TH AV NE
6	192830	0915	5/26/00	370000	1060	840	7	1924	5	3672	N	N	829 NE 60TH ST
6	192830	0945	36998	342000	1510	420	8	1916	4	4500	N	N	921 NE RAVENNA BL
6	192830	0980	36969	319000	1150	0	6	1908	3	3876	N	N	840 NE 59TH ST
6	192830	1050	8/1/00	240000	980	700	7	1924	3	4080	N	N	854 NE 58TH ST
6	192830	1095	9/15/00	275000	1230	250	6	1908	3	4758	N	N	841 NE 57TH ST
6	286210	0215	7/14/01	263000	1640	0	7	1921	3	4200	N	N	5325 7TH AV NE
6	286210	0275	7/20/01	253000	1010	360	6	1923	3	4280	N	N	5320 7TH AV NE
6	286210	0296	10/18/01	239950	670	150	7	1922	3	2701	N	N	708 NE 53RD ST
6	286210	0310	12/26/01	362000	1810	0	7	1913	4	4066	N	N	5305 8TH AV NE
6	286210	0400	8/28/01	335588	1180	790	8	1990	3	4400	N	N	5316 8TH AV NE
6	286210	0400	5/23/00	310000	1180	790	8	1990	3	4400	N	N	5316 8TH AV NE
6	286210	0460	2/14/01	278500	950	120	7	1923	3	4440	N	N	5329 9TH AV NE
6	286210	0821	3/6/01	369000	1900	400	7	1911	4	4687	N	N	5010 8TH AV NE
6	286210	0941	7/25/01	372000	1470	1020	7	1922	5	3959	N	N	5026 7TH AV NE
6	286210	0995	8/30/00	400000	2120	1120	7	1915	5	4280	N	N	5019 8TH AV NE
6	286210	1030	1/17/01	262000	990	960	7	1977	4	4280	N	N	5047 8TH AV NE
6	286210	1240	11/15/00	236000	1090	700	7	1924	3	2800	N	N	5071 7TH AV NE

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**Area 44**  
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6	358950	0065	9/17/01	390000	1640	120	7	1924	3	4000	N	N	5622 12TH AV NE
6	533520	0180	8/14/01	325000	1880	460	7	1910	3	4500	N	N	4716 9TH AV NE
6	533520	0210	8/2/00	310000	1530	0	7	1908	4	4500	N	N	4730 9TH AV NE
6	547980	0015	5/18/00	235000	940	150	7	1913	3	4080	N	N	840 NE 56TH ST
6	674670	0330	1/22/01	325000	1300	950	7	1907	3	4500	N	N	5234 12TH AV NE
6	674670	0455	9/4/01	340000	1330	0	7	1921	3	4500	N	N	5207 12TH AV NE
6	674670	0485	3/27/01	300000	1510	0	6	1909	3	3000	N	N	5225 12TH AV NE
6	674670	0495	12/12/01	310000	1490	400	7	1923	3	3000	N	N	5231 12TH AV NE
6	674670	0500	2/20/01	419950	1520	180	7	1911	5	3000	N	N	5233 12TH AV NE
6	674670	0605	8/22/01	322200	1510	0	7	1908	4	3000	N	N	5242 11TH AV NE
6	674670	1860	5/24/00	378350	1770	910	7	1922	3	3916	N	N	5211 11TH AV NE
6	674670	1925	11/22/00	265000	990	530	7	1918	3	3000	N	N	5243 11TH AV NE
6	674670	1930	8/12/00	289950	990	510	7	1916	4	3000	N	N	5245 11TH AV NE
6	871460	0145	5/30/01	288000	890	350	7	1906	4	4120	N	N	5508 BROOKLYN AV NE
6	871460	0160	11/16/01	285000	1230	100	7	1905	3	2720	N	N	5501 BROOKLYN AV NE
6	881640	0790	3/20/00	330000	1480	700	7	1910	4	4080	N	N	5204 BROOKLYN AV NE
6	881640	0820	7/31/01	337900	1320	0	7	1905	3	4120	N	N	5216 BROOKLYN AV NE
6	881640	0840	9/12/01	289000	1740	0	7	1909	3	4120	N	N	5232 BROOKLYN AV NE
6	881640	0850	11/13/00	381500	1830	780	7	1908	4	4120	N	N	5240 BROOKLYN AV NE
6	881640	0865	3/28/00	213098	960	0	6	1907	3	4120	N	N	5252 BROOKLYN AV NE
6	881740	0205	8/23/00	285000	1540	0	7	1900	4	4250	N	N	5253 BROOKLYN AV NE
6	922240	0955	6/18/01	255000	910	0	7	1922	3	3500	N	N	718 NE 60TH ST

**Vacant Sales Available to Develop the Valuation Model**  
**Area 44**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront

No Vacant Sales